



AGENDA

Tuesday, April 25, 2023: 3:00 PM

Town Council Work Session

**C. Michael Haney Community Room: Southern Pines Police Department
450 W. Pennsylvania Ave**

1. CALL TO ORDER

2. TOWN MANAGER'S COMMENTS

3. COUNCIL UPDATES AND DISCUSSION

a. DISCUSSION WITH DFI REGARDING MORGANTON ROAD PROJECT

Sarah Odio will be present to discuss current status of the DFI project and rezoning effort.

b. TAP FEES

Per discussion at Retreat, Town staff has reviewed the suggestion of increasing our utility tap fees.

Current Fee

Water Tap Fee = \$1,726

Sewer Tap Fee = \$1,726

Calculated Cost of Tap

Water = \$3,244

Sewer = \$2,577

c. BUDGET UPDATES

An opportunity to discuss changes made since the Council Retreat and provide an update regarding the bottom line ahead of the May Public Hearing.

4. COUNCIL ROUNDTABLE

5. ADJOURNMENT

Meetings/work sessions of the Southern Pines Town Council are now available on the Town's [YouTube channel](#). Video of the Town Council meetings will be live streamed on the channel for viewing either during the meetings or after they have concluded. Please note, the video is provided only for the purposes of viewing the meetings; public comments or questions are not accepted via the live stream. To receive notifications when new content is published, please "subscribe" to the Town's channel at <https://bit.ly/3hXx2Qk>

MEMO

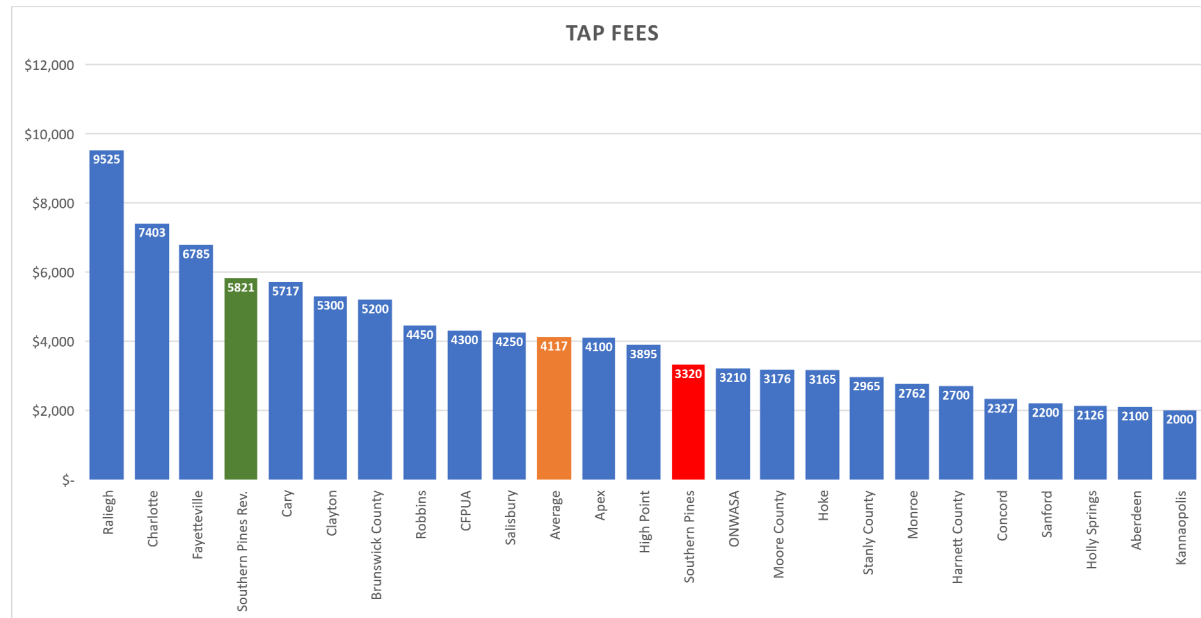
TO: Town Council
FROM: Reagan
Date: 04-19-23

RE: Work Session Items: DFI and Budget Updates

Sara Odio will be present for the Work Session on Tuesday for the purpose of answering any questions the Council may have regarding their work to date. In addition, this will be an opportunity to explore whether DFI has a role or not relative to these lands, at least for the immediate future, given the proposed relocation of the YMCA project. There will be no presentation planned, simply an open discussion.

The Budget item on your Agenda is for the purpose of updating the Council on changes that have been made during the drafting of the FY24 Budget as a result of conversations that took place at your all-day Retreat in addition to data and information gathered since that meeting. Tess is currently working on making all applicable changes so that we might provide you an up-to-date bottom line ahead of draft Budget release on Thursday 04-27 ahead of the May 9th initial Public Hearing.

Entity	Water Tap	Sewer Tap	Total Tap
Aberdeen	\$ 1,100	\$ 1,000	\$ 2,100
Apex	\$ 2,000	\$ 2,100	\$ 4,100
Holly Springs	\$ 1,226	\$ 900	\$ 2,126
Moore County	\$ 1,464	\$ 1,712	\$ 3,176
Sanford	\$ 950	\$ 1,250	\$ 2,200
Hoke	\$ 1,390	\$ 1,775	\$ 3,165
Fayetteville	\$ 2,940	\$ 3,845	\$ 6,785
Raliegh	\$ 5,025	\$ 4,500	\$ 9,525
Cary	\$ 4,135	\$ 1,582	\$ 5,717
Robbins	\$ 2,050	\$ 2,400	\$ 4,450
Harnett County	\$ 1,200	\$ 1,500	\$ 2,700
Southern Pines	\$ 1,660	\$ 1,660	\$ 3,320
Southern Pines F	\$ 3,244	\$ 2,577	\$ 5,821
Clayton	\$ 1,800	\$ 3,500	\$ 5,300
Monroe	\$ 1,465	\$ 1,297	\$ 2,762
Charlotte	\$ 3,020	\$ 4,383	\$ 7,403
Brunswick Count	\$ 2,700	\$ 2,500	\$ 5,200
CFPUA	\$ 2,100	\$ 2,200	\$ 4,300
Concord	\$ 1,327	\$ 1,000	\$ 2,327
Stanly County	\$ 1,775	\$ 1,190	\$ 2,965
ONWASA	\$ 1,620	\$ 1,590	\$ 3,210
High Point	\$ 1,815	\$ 2,080	\$ 3,895
Salisbury	\$ 2,275	\$ 1,975	\$ 4,250
Kannaopolis	\$ 800	\$ 1,200	\$ 2,000
Average	\$ 2,045	\$ 2,072	\$ 4,117





WHITEHALL AT RESERVOIR PARK

Draft Master Plan: April 25, 2023

Presented by:

Jessica Roth, Assistant Town Manager
Cindi King, Parks & Recreation Director



Whitehall at Reservoir Park

The path we've navigated as a community to create a master plan

Research & Guiding

Public Input:

July - October

Data Collection

TOSP parks inventory

Aug 23 public meeting (35)

Online survey (686)

Stakeholder interviews (19)

Draft Recommendations &

Community Feedback:

November - January

3 concept plans varying in intensity

January 12 public meeting (70)

Online survey (114)

Review & approval by

Three Rivers Land Trust

Final Review &

Adoption:

April - May

Town Council review

Public Hearing: May 9

Adoption

Master Plan Refinement

& Cost Estimating:

February - March

Final draft concept plan

Cost estimating

Phasing recommendations

Master Plan Guidance



DESIGN TEAM

CPL:
Landscape Architecture Services

Creech & Associates:
Architecture Services



SOUTHERN PINES COMMUNITY

2 meetings: 100+ attendees
2 online surveys: 800 responses
Outreach via phone & e-mail

Arts Council of Moore County
Dr. J.H. Carter III & Assoc.
Moore County Chamber of Commerce
The Nature Conservancy
Pinehurst, Southern Pines, Aberdeen
CVB

Sandhills Ecological Institute
Sandhills Prescribed Burn Assoc.
Dr. Barbara Sherman
Three Rivers Land Trust
TOSP Appearance Commission
TOSP BPAC
TOSP Town Council
TOSP Leadership Team



PROJECT MANAGERS

Reagan Parsons
Town Manager

Jessica Roth
Assistant Town Manager

Cindi King
Director of Parks & Recreation

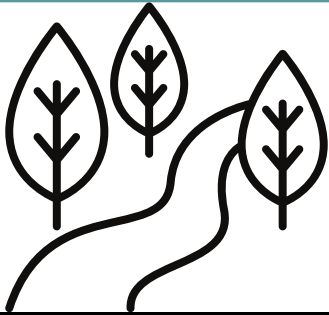
RESOURCE PRESERVATION



PASSIVE RECREATION



PUBLICLY ACCESSIBLE



Preserve & manage RCW
habitat & longleaf forest

Minimize infrastructure by
using elements in other
parks

Environmentally sensitive
design & construction

Dual purpose recreation &
land management

Nature, walking, and biking
trails

Open fields for picnics, kite
flying, free play

Low intensity programs:
hiking, yoga, recreation
classes, library activities

Accessible enhancements
& programming

Renovate & open house,
barn, and carriage house
for programming & public
use

Connectivity to other
parks & trails

3 goals.

1 plan.

**Whitehall at
Reservoir Park.**



Parks and trails are for the people.
We can provide the functional
facilities needed by the public
without compromising the natural
features at Whitehall.

HARD SURFACE ACCESSIBLE TRAILS



80%

say these are a "must have" or "nice to have." Only 12% say they definitely don't want hard surface trails at Whitehall.



INTERIOR SOFT SURFACE NATURE TRAILS

83%

say these are a "must have" or "nice to have."

Focus on things that are missing in other parks in Southern Pines or nearby, like accessible trails and trails without dogs everywhere.

Thank you for including public input! These are excellent ideas.

Prescribed fire plans...maintaining and upkeeping the native plants and grasses - the ground cover is most threatened.

Whitehall has always been a residence set within a larger nature preserve with trails for exercise and enjoying the beauty of the trees, meadows, ponds, and wildlife.

DID YOU KNOW?

Whitehall's trail system not only provides a passive recreation element, but is also designed to function as fire breaks. This allows the Town to safely perform the controlled burns that help the longleaf pines thrive.

UTILIZE EXISTING PARK AMENITIES



91%

support using the restrooms and playground at Elizabeth Rounds in lieu of building this infrastructure at Whitehall.



The community prefers adding a parking lot to Reservoir Park instead of building a lot off PeeDee Rd. (which is close to the RCW habitat).



I would like to see more active experiences for children. It does not need to be a traditional playground, but some small elements throughout that make this space accessible for young families.

I know Whitehall will change but I feel we need to keep it as natural as possible. Too many innovations will detract from the natural beauty.

I am concerned with the idea of putting parking and other intensive activities near the Red cockaded woodpecker preserve.

We can "tread lightly" at Whitehall by limiting construction activity. A parking lot can be added at the entrance of Reservoir Park to connect to the Whitehall trails. The bathrooms at Elizabeth Rounds and Reservoir can serve Whitehall. These choices not only help preserve Whitehall, but are also budget friendly!



WHITEHALL CONSERVATION EASEMENT



The Three Rivers Land Trust holds a conservation easement on 66.39 of the 157 acres at Whitehall, about 40% of the total property.



A conservation easement permanently protects the land's conservation values so that future generations can enjoy it.



The conservation easement permits the Town to open the property to the public with environmentally sensitive enhancements.



The conservation easement protects the RCW and longleaf preserves. Three Rivers Land Trust supports the master plan and planned construction techniques.





“

Wholesale alterations to the land destroy natural beauty. As a community, we are stewards of the Whitehall land, just as the owners before us were. This property does not need - or deserve - major alterations that will destroy its natural beauty and habitat. Therefore, it is our goal to "tread lightly" as we enhance the property for public passive recreation uses.

”

TREADING LIGHTLY AT WHITEHALL

PROMISES MADE. PROMISES KEPT.

- ☆ All trails will be designed around the trees and natural features.
- ☆ Perimeter trails = pervious paving & boardwalks.
- ☆ Multi-use trails on the perimeter --> undisturbed interior.
- ☆ 2 miles of perimeter trails = 2.5 disturbed acres or 1.5% of the Whitehall property.
- ☆ Trees and underbrush will only be removed if they are dead, dying, diseased, or hazardous or to support land management, like controlled burns.
- ☆ The existing dirt trail and road help form the trail route --> minimize additional disturbance.
- ☆ The "hard surface" pervious paving and boardwalk perimeter trails = ADA-accessible AND also friendly to people with strollers and similar.

THANKS, BUT NO THANKS...



67%

do not want primitive campsites at Whitehall. Only 16% expressed some degree of support.



59%

do not want to see an adventure ropes course at Whitehall. Of those who may be interested, they would prefer to use it if it were free of charge.

I do NOT want ropes and adventure courses at Whitehall whether free or not.

The ropes course needs to happen. There is nothing on this location for kids and this would be different than any other park location.

The campsite idea is not ideal to me since it creates security and sanitary concerns. It seems out of place in this park.

Based on community feedback, the adventure ropes course and primitive campsites are not included in the final master plan.



WHAT ABOUT DOGS???



17%

say the separation of dogs and humans at Whitehall is essential.



84%

support some separation of dogs and people.

16%

say dogs should be allowed everywhere at Whitehall.



Enforcement of dog leash requirement needed unless a trail for dogs only is provided.

To suggest that dogs be restricted to certain areas is just absurd to me.

An exclusive off leash dog trail. Friendly dogs only.

I would REALLY like "passive dog walking space" where my dogs can be off leash but also away from public if the public doesn't like them. So many Whitehall users right now enjoy excessive dog wandering space.

Decisions about dogs using Whitehall is a policy matter. The master plan allows for flexibility in operating rules with regard to dogs. There is community support for doing something different at Whitehall and the Town can further analyze options when formal rules for Whitehall are established.

SoPines REALLY wants mountain bike trails!

Mountain bike trails did not make the final plan, but it was not for lack of community support and requests. While mountain biking is a form of passive recreation and would bring another publicly accessible element to Whitehall, our design team felt they are too damaging to the natural habitat. We recommend identifying other locations for mountain bike trails and finding ways to open the hard surface multi-purpose trails to bike riders.



	Publicly Accessible	✓
	Passive Recreation	✓
	Resource Preservation	✗

Mountain bike trails! There are no dedicated MB trails in Moore County, other than private Governor's Creek trail. Existing Whitehall and Greenway trails can be used by bikes, but a dedicated MB trail would be much safer.

Being an avid cyclist with minimal safe areas to bike in Moore County, I love the idea of resources funding a larger trail system that incorporates the well maintained Reservoir Park trail.

BARN - OPTION 5b



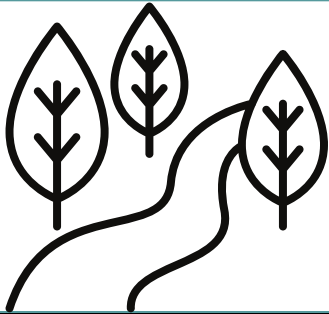
BARN - OPTION 5b



CARRIAGE HOUSE- OPTION 4



RESOURCE PRESERVATION



PASSIVE RECREATION



PUBLICLY ACCESSIBLE



Longleaf Pine & RCW
preserves

Capitalizes on infrastructure
at Reservoir & Elizabeth
Rounds

Pond restored to attract
waterfowl

Pecan grove maintained

Master Plan approved by
Three Rivers Land Trust

Trail system delineates
controlled burn zones

5+ miles of trails

New bike trail along
Reservoir Park entrance
road

Open fields for picnics, kite
flying, and free play

Picnic area and shelter

Wildflower meadow

Environmental education

New parking lots at
Reservoir Park & PeeDee
Rd.

ADA-accessible 2-mile trail

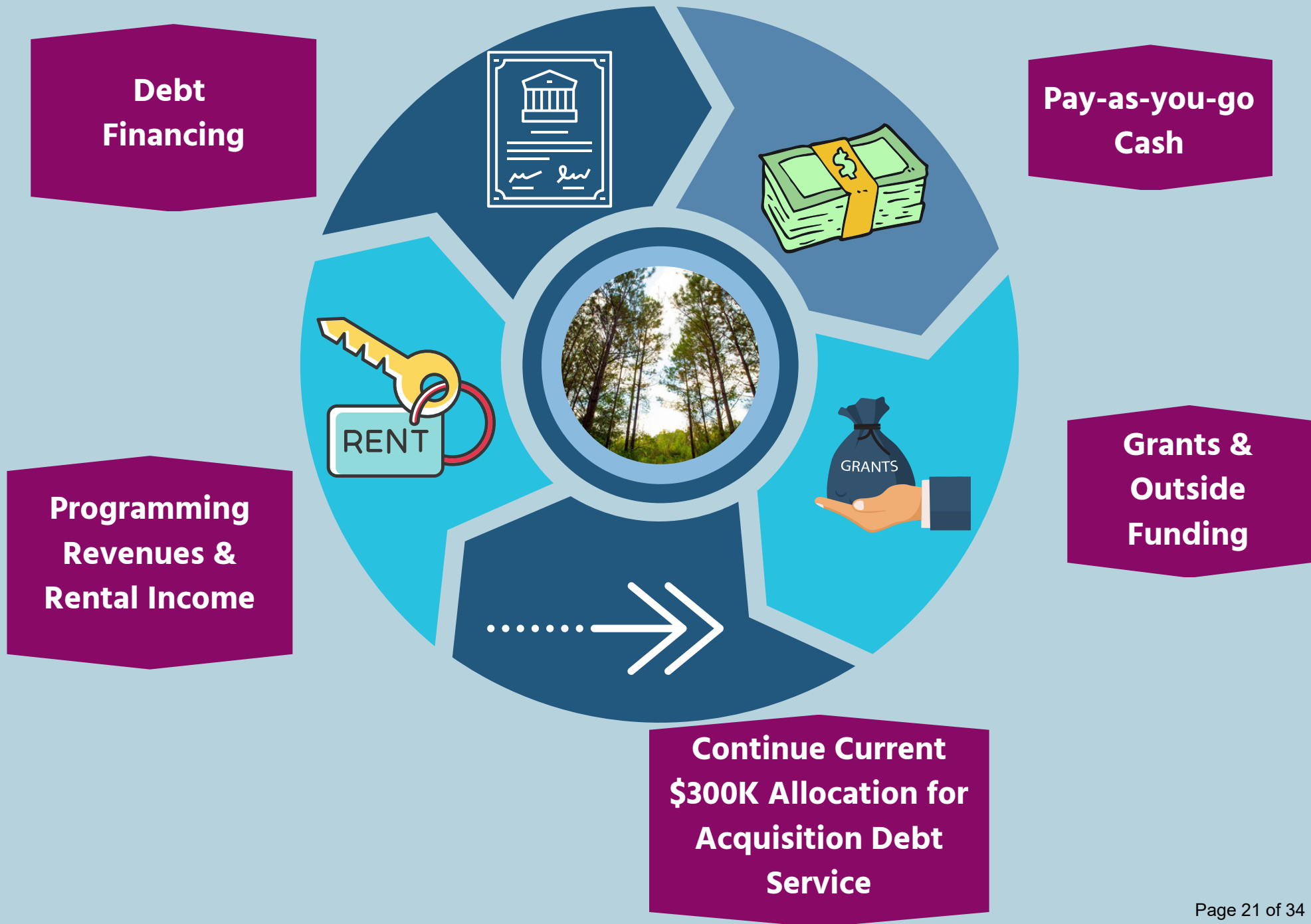
Renovate barn & carriage
house for programming &
public use

Connectivity to other parks
& trails

Community garden
opportunity

Access for emergency
vehicles

WHERE WILL THE MONEY COME FROM?



A CLOSER LOOK AT DEBT FINANCING...

some pros

Future beneficiaries & citizens help pay for the park they will enjoy & use

Long-term cost increases due to inflation can be minimized

Income-generating improvements can be completed earlier (carriage house, barn, house)

The full park can be opened to the public sooner

some cons

Interest payments

Debt service added to future budget expenditures

Requires approval by LGC

GO bond requires voter referendum



pay-as-you-go

Current citizens pay for improvements that future citizens & users will enjoy

Inflation risk for construction costs

Potentially long wait for certain improvements

Avoids future debt service & interest

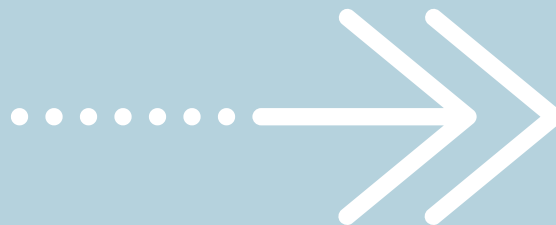


\$300k allocation

Current debt service for acquisition installment loan

Loan paid off in FY 23-24

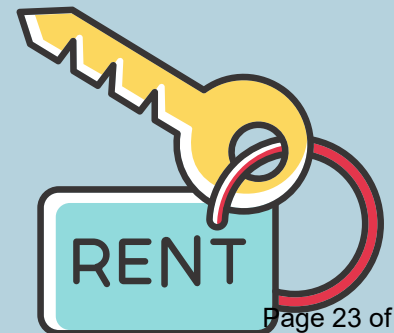
Operating budget is "used to" this \$300k --> construction



revenues & rent

Whitehall can generate new revenues:
programming fees & rental income
(carriage house, barn, house)

Certain improvements must be made first



CURRENT GRANT OPPORTUNITIES



1

PARTF

Parks & Recreation Trust Fund
Matching grant up to \$500K

2

GREAT TRAILS

Funds ready trail projects
up to \$500K

3

LWCF

Land Water Conservation Fund
Requires a 1:1 match of federal
funds.

4

URBAN & COMMUNITY FORESTRY

North Carolina Forest Service

LAND MANAGEMENT: \$85K

- Mechanical clearing & controlled burns in longleaf stands
- Mark RCW habitats
- Develop forestry management plans
- Pecan orchard
- Open lawns & add wildflower meadows
- Begin immediately



WHITEHALL PROJECT TIMELINE



PRELIMINARY DESIGN & ENGINEERING: \$175K

- Accessible trails/fire breaks
- Carriage House renovation/site amenities
- Upgrades to Reservoir & Elizabeth Rounds
- Picnic area
- Nature trails/fire breaks
- FY 23-24
- Seek opportunities for grants & outside funding



PHASE 1A CONSTRUCTION: \$2.4M

- Accessible trails/fire breaks
- Carriage House renovation/site amenities
- Upgrades to Reservoir & Elizabeth Rounds
- Picnic area
- FY 24-25



FUTURE PHASE(S) - EVALUATION, DESIGN, & CONSTRUCTION

- House & Barn
- Bike & dog trails
- Orchard & community garden
- Presentation patio
- Other enhancements
- Timeline & costs TBD



PHASE 1B CONSTRUCTION

- PeeDee entrance loop road: \$375k
- Nature trails/fire breaks: \$205k
- Reservoir Parking lot improvement: \$50k
- Other projects TBD
- Timeline TBD





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Cindi King | cking@southernpines.net | 910.692.2463





The following is a descriptive narrative of the Whitehall Park Master Plan. The various components of the program are identified by a number and a name on the Master Plan Illustration. A description follows in this narrative to explain each item and element of the approved program. Many of the smaller program items cannot be shown on the plan and are explained in the narrative.

1. **Reservoir Park Entrance:** This is the main entrance to Reservoir Park. Several trail systems converge at this point so that the entrance can also be identified as access to Whitehall Park. This will require a new entrance sign, lighting, and landscape. Near the entrance is parking lot #2 that identifies this area as a trailhead for Reservoir and there is also the potential for a connection to the Southern Pines Greenway by Central Drive and following the gas easement up to Cherokee Road. See (31) of the narrative.
2. **Parking Area #2:** The topography in this area is relatively flat and near the trails that lead into Whitehall Park. This spot becomes a 2nd trailhead for both parks and picks up users who may be going to Reservoir Park for the trails and do not want to get into the crowds at the lake. This will relieve some pressure off the lake parking lot. Parking will be spread out under the trees so that no large trees are lost. Picnic tables and benches will be spaced around the edges of the park so users can post-up or take a break before or after their trail use. The Conservation easement does not allow for paved parking in the easement, so the spaces will be on the Reservoir Park property or be gravel parking only. The access road will have a control gate to manage the parking separate from the lake access road.
3. **Reservoir Bike Trail:** A multiuse paved trail adjacent to the existing entrance road connects the entrance to the Lake Parking lot. Users are separated from entrance road and are part of the overall multiuse paved Perimeter Trail system that encircles all of Whitehall Park, connects to the parking lots and creates a loop around the parks. The multiuse paved trails can be used by all members of the family. The trail weaves between the large trees as it runs adjacent to the (# 30) Reservoir Park Entrance Road. Patrons can begin at parking lot #2 and ride their bikes into Reservoir Park or connect to the other trails in Whitehall Park.

There is a small wetland that was created by the entrance road construction. It lies along the identified course of the trail and offers an additional attraction. The wetland is crossed by a boardwalk to give users closer access to this unique ecological feature that harbors a unique variety of native flora and fauna. Educational/interpretive signage is located along the trail as well as rest stops, and wetland overlooks.

The overall perimeter trail also serves as a protective firebreak to the properties outside the park and provides fire and emergency personnel quick and easy access to the edges of the burn sections.

4. **Longleaf Preserve:** The majority of the vegetation in this area is longleaf pine and inside the conservation easement. The area needs to be preserved and restricted to only trails and burn areas. Efforts to get RCWs to move into this area will enhance the natural uniqueness of the space. Town needs to work with a forester to establish a 'Burn Plan' for the site and to plant additional Longleaf seedlings to start a replacement cycle on the pines.

5. **East Side Perimeter Multi-use Trail:** The Perimeter Trail runs along the inside of the east border of the park adjacent to the residential properties. The trail provides excellent access and good protection for the control burn sections that are behind the houses. The trail identifies the boundary of the site for the park users and residents. Adjacent owners can access the park by stepping onto the trail. Residents are free put-up privacy and security fences along this line if they so desire. This component of the overall park program is to have usable paved trails that are separate from the soft surface trails and preserve areas thus providing ADA access as well as accommodating strollers. By placing the multiuse trails on the perimeter, it leaves the inside of the park natural and relatively undisturbed. Part of the old existing dirt trail and road are used to make this route. Educational/interpretative signage could be located along the trail.

The Three Rivers Conservancy, that holds the easement on Whitehall, explained that the Conservation easement does not exclude bikes, but it does exclude impervious paving. The trails can be crushed gravel or pervious asphalt as long as the construction does not damage the forest. Most of this section of trail already exists as a cleared dirt walking trail.

6. **East Side Nature Trails:** A series of soft nature trails that range from wide to narrow with a variety of different surface treatments from natural soil to mulch or fine gravel screenings. These trails are purposefully kept to the interior of Whitehall Park and connect to the other trails forming a woven network. The multipurpose trails and nature trails create a network of trails that become the edges and borders of 15 – 20 acre burn areas. Alignment of the nature trail runs along both sides of the creek is intended to isolate the creek bank area as a specific burn section. Maintenance methods and burn procedures for stream banks are different from the open pine forests. This allows the Burn Team to address the stream area independent from the longleaf pine and woodland sections. Much of the old existing dirt trails are used to make the interlaced routes. The nature trails also connect to other trail routes and amenities throughout the park. Elizabeth Rounds Park (#8) becomes a trail head for Whitehall Park. Educational and interpretive signage is placed along these trails the highlight the native flora and fauna.
7. **Entrance Loop Road:** Because the driveway through the (10) RCW area cannot be widened, the access road to the house is planned as a one-way exit lane for a loop road beginning at Elizabeth Rounds Park (#8) The two-way entrance road continues to parking lot #1 and across the small creek with an arched culvert bridge. From the bridge it becomes a one-way road that follows an old roadbed up to the open field (13). The field serves as overflow parking for big events. From the field, it loops around the carriage house and connects to the drop off in front of the Main House. It continues along the old driveway as an exit from the park. It connects to the future Indian Trails Road (22). The new road becomes an entrance to Elizabeth Rounds Park and the new parking lot 1. This allows patrons to come and go from the parking lot through the main entrance. Any new service utilities to the main house will also follow this same route.

The combined entrance, loop road and parking lot 1 will keep vehicle traffic isolated to this corner of the park and not penetrate the interior of the park. Emergency vehicles will enter and exit by this same route.

8. **Local Park Improvements:** Elizabeth Rounds Park will continue to function as a children's park, but its restroom and close proximity to the perimeter trails, parking lot 1, and soft surface trail system makes it a perfect trail head. It places the entrance, parking, and trailhead close to Pee

Dee Road for a greater visibility to the public. This arrangement provides a much-needed trail restroom without having to build a new one inside Whitehall. The existing trail in Elizabeth Rounds will tie to the East side Perimeter trail. The grass open area can serve as a group gathering space from the buses in the parking lot and can be an overflow parking area during major events. The presence of the play structure also relieves some of the pressure to include a structured playground inside the Whitehall Park site.

9. **Main Parking Area #1:** This area is the perfect location for developing the main entrance parking lot. There are tall, scattered pines on flat topography where parking can be easily spaced out under the trees without clearing the trees. The area can accommodate upwards to 100 cars, if desired, with very little impact on the overhead canopy. The site is also close to Pee Dee Road and not deep inside the nature park, thus keeping vehicles isolated at the edge of the park. Using the multipurpose trail as walkway access to the main house allows the parking to be used for all types of events and activities. All the trail systems converge here with a bathroom in proximity making it the perfect trailhead. The (10) RCW Preserve is very close, so Senior Citizens who come to see these rare birds, do not have a long hike to see them. Hard surface roads and trail connections make the route ADA. Picnic tables are scattered around the edges of the car and bus parking for post-up and rest before or after visiting the park. The trail from the parking leads right up to the access point up to the porch and down to the basement. The porch overlooks the RCW preserve (10), so it is a great vantage point to orient visitors to see the RCW area with set up telescopes as well as cover from the weather. The basement will be a museum, orientation, video, gift shop for the people who come to see the RCW. There are restrooms in the basement. Both the porch and the basement serve this function well and can be sealed off from the rest of the house. Many visitors will come to Whitehall just to see the RCW so this is a very accessible corner of the overall park that can function independently from the rest of the park.
10. **RCW Preserve:** A 200-foot setback is identified around each nesting tree starting from the most outside tree. This area is off limits to any new development or activity. The existing tennis court will be converted to a viewing blind for those who wish to sit in the space and wait to see the birds. The preserve is surrounded by trails and roads so that it can be effectively controlled and protected during a burn session without danger of fire escaping into the RCW area or affecting the house. Maintenance of the RCW area can also be kept independent of the other forest maintenance activities. The limits of the RCW Preserve can have a series of marker on its perimeter to set it apart as a separate management area for the birds. Law prohibits use of machinery in the RCW areas, so all maintenance work is hand done. Since the RCW is one of the premier attractions of the park, having it clearly identified and isolated, helps manage the people who come exclusively to see it. They can park nearby, walk to the house, observe the birds, and go back as they came. The basement of the house is set aside as a welcome, orientation, museum, and educational center for the RCW attraction. Educational/interpretive signage is to be located in the preserve and throughout the park.
11. **RCW Area Expansion:** The Red Cockaded Woodpeckers are one of the main reasons people will come to Whitehall Park. The current area is relatively small and will be under pressure based on the increased visitation. Therefore, there needs to be an area to expand the location of the RCW nesting trees. The area between the Main House and parking area is a perfect location and has the kind of vegetation to support the use. The location works well with the parking lot

location and the proposed visitor center in the Main House. There could be other areas of expansion on the property also (#4).

12. **VIP Parking:** Although there is a parking lot for the park, there is the need for some parking closer to the house for caterers, instructors, guests, managers, maintenance, staff etc. This location is close to the house and Carriage House, but somewhat out of sight. It also serves bus parking especially with restrooms in the Carriage House. Suggest a patio extension on the side of the Carriage house to extend the uses as an indoor and outdoor venue toward the view. The building will prevent view of the buses and cars from the open area. Great place to offload school tours and groups.
13. **Open Field:** Due to it being adjacent to loop road, the open field can serve as an overflow parking area during major events. This area is roughly an acre and could accommodate up to 90 cars. Due to its location adjacent to the proposed (15) dog trails, this space could also be designated as an off-leash area at certain times and days of the week for dogs. That will give dog walkers a place to release their pets and still keep dogs from roaming free in the rest of the park.

The northwest area of the field is the best location for agriculture plots as a community garden. The segregated location keeps the field better protected from park users. The entire field should be fenced to protect the proposed crops and plants from local wildlife and to contain the off-leash dogs.

14. **Picnic Area:** The area is centrally located between the (18) fruit orchard, barn, (13) and open field and is adjacent to the (16) multiuse trails and (15) dog trails. The trees are tall and shady so when the underbrush is cleared the area will feel open with clear views of all the surrounding amenities. This area will become the central gathering place for people to post up while in the park or picnic on the grounds. Scatter a series of picnic tables, trash receptacles, grills, benches and some bench swings in the shady areas. Add at least two (2) small picnic shelters that have 4 to 6 tables each. Because it is adjacent to the multiuse trail, this may allow vehicles to access the area for picnics and events.
15. **Dog Trails:** A series of narrow dirt or mulch trails weaved through this section of the park specifically for people who want to walk their dogs. The dogs would have to be on leash, but these trails are exclusively for dogs and are open all year. The trails layout to create loops so a person can walk a long time and make different loops and routes as desired. Dogs coming into the park will be restricted to stay along the direct routes to the dog trails from the central multiuse trail or parking lots. This will help to preserve the other natural and wildlife areas of the park from the impact of dog use. The intent is to separate dogs from other uses and give them an exclusive area to walk their dogs. Trail benches and a small shelter are included as amenities for the dog owners. Other Park visitors may use the dog trails. if they desire, but they must be willing to encounter dogs.
16. **Central Multi-use trail:** A central multiuse trail that connects the (7) loop road over to (30) Park Entrance Road IN Reservoir Park. The central multiuse trail is 10' wide to accommodate emergency, service, police, and maintenance access. All other multiuse trails in the park will be 8' to 10' wide depending on the location and use. The trail runs just outside of the forest edge of the picnic area, adjacent to the open spaces and is part of the (21) bike trail system.

This central trail serves as an access road from the parking area to the barn for events. A drop-off space is to be added as part of the barn, for brides and other VIPs.

17. **Wildflower Meadow:** The open space is converted into a native wildflower meadow. The wildflower seed mix will include annuals and perennials to give longevity and variety to the color. A small viewing platform and photo spot is set on the south end of the meadow for good sun exposure and long views of the flowers. The deck includes bench swings and a shade arbor. Native bee boxes and honeybee hives may be located in the nearby woodlands to help with pollination of the flowers and trees. The town can schedule an annual 'Flower Pick' in the field as a revenue generator.
18. **Fruit Orchard:** An area of open land that is best to add multiple types of fruit trees to develop an orchard, especially adjacent to the wildflowers that draw pollinators. A grape arbor and viewing platform can be set at the end of the space to function as an amenity and stage for weddings or photos. Events themed around harvest time will work well with this amenity. The events could be staged off a patio adjacent to the barn. The Southern Pines area is famous for peach trees. Various varieties of peach should be considered for the orchard. A fruit orchard grower should be consulted on how to establish the orchard.
19. **Pecan Orchard:** There are several sizeable nut-bearing pecan trees already in this location. The trees need prescriptive treatment and pruning from neglect. New trees should be planted to replace the existing ones as they grow old. Open the side of the barn facing the grove and create a patio or paved area as an outdoor extension of the barn. The patio will accommodate a variety of uses based on what activities or events occur in and around the barn. Events based on harvesting the nuts can be planned for this feature and carried out using the patio as the base. A pecan grower should be consulted on how to establish the grove.
20. **Open Space Lawn:** The open space event lawn is a central feature of the park. It offers a wide variety of opportunities for events and activities. It can be used by large crowds or a single individual. It should be kept in a mowed condition that is comfortable year-round for planned and impromptu activities and events. A couple of the larger single trees in the open can be leased out as Climbing Trees. A small (25) stage is located on the western end of the lawn to accommodate small events. A (28) perimeter trail is placed around the edges of the field and along the tree line to define the space. The trails are used to contain the burn process for the lawn. Burning a grass field is the best way to maintain the health of the turf. However, a grass burn is different from a forest burn.
21. **Loop Trail:** A paved loop paved trail around the edges of the four defined open spaces will be one of the most desirable and used features of the park. The trails follow around the edges of the event lawn, pecan grove, fruit orchard and wildflower meadow just outside the tree line. Because it is a paved multiuse trail in a loop layout, it can be used in a wide variety of manners. Every event in the park will use the trails for access, service, and circulation. The trails also function to isolate the grass, pecan grove, fruit orchard and wildflower meadow separately, so each unique area can be effectively managed differently or burned as needed without encroaching on the forest preserve. The loop trail connects the major features of the park and the educational signage associated with each. The trail can be first established as a gravel trail and later topped with asphalt.

22. **Road Extension:** We anticipate that Indian Trail Road may one day be extended. If not, it can still be extended to service the park trails and the (24) stage area. Any utility services needed can be buried alongside this road to the stage without cutting through the park.
23. **Back Stage:** A small parking lot designed under the trees and located to allow access to back of the (24) presentation patio area for presentations, speakers, events etc. The lot prevents users from dragging their vehicles and materials through the park and across the event lawn to reach the (24) presentation patio. It also serves as a small trail head for patrons of the park who want to use the trails and avoid mixing with major events at the house or barn.
24. **Presentation Patio:** A small, informal, paved area with minor electrical and audio services built into the back side seat wall. The space is not meant to be a large amphitheater, but a small venue for minor outdoor events. It is not meant to compete with the downtown stage at Sunrise Theatre. It will have no formal seating, only laying out on the grass of the open space event lawn. Tent covers can be used over the patio as needed or set up with portable stages.
25. **Pond:** Restore the pond and raise the water level to a more attractive appearance and establish waterfowl attractions, fishing dock, and perimeter trails.
26. **Longleaf Preserve:** Area that has some of the best Longleaf habitats in the park. It is isolated for management and preservation. Only the (27) nature trails pass through the area and are laid out to serve as access and breaks for fire control. The trails also connect directly to the (29) parking lot at Reservoir Park to establish an additional trail head access point.
27. **West Side Nature Trails:** A network of soft surface nature / walking / hiking trails that allows patrons to access and enjoy the longleaf preservation areas and other amenities in the park. The trails connect to the Reservoir parking lot to allow access from that trail head as well. The trails are laid out to break the park into various 15 – 20-acre sections for the Burn Program. Most trails follow existing trails and routes. Some of the existing trails need upgrading to cover the roots and stumps and prevent them from being hazards.
28. **Westside Perimeter Trail #2:** The rest of the overall multipurpose Perimeter Trail system that surrounds the park for fire management control and as a overall loop bike trail system. It begins at any of the four corner trailheads and continues to each trailhead without backtracking. The westside section of the trail connects (23) back stage trailhead to Reservoir Park and its existing internal trail system. It also connects a walking trail to the existing disc golf course.
29. **Reservoir Parking Lot:** The existing Reservoir Park parking lot is under pressure to serve the lake and the trail systems. By connecting the bike trails and nature trails to this parking lot, it becomes a more diverse and centralized trailhead where more activity and amenities converge. The existing lot becomes one of the four corners of Whitehall Park that serves as a trailhead network to provide easier access to Whitehall Park.
30. **Entrance Road:** This is the existing Entrance into Reservoir Park. It is so close to the edge of Whitehall Park that it can easily become an integral part of the overall park circulation system and provide access to both parks. A parallel bike trail is identified along the side of the entrance road to allow users safer access to the park without mixing with cars.

31. **Pipeline and Greenway Extension Trail:** The Dixie Gas Pipeline easement extends from the entrance at Reservoir Park on Highway 22 eastward to Cherokee Road. It is possible to extend the trail across Central Drive at the entrance to Reservoir Park and over to Cherokee Road. Follow the Cherokee Park Road north 300 feet and connect to the existing Southern Pines Greenways trail that goes back westward to the lake in Reservoir Park. This will create a large loop around Mill Creek as part of tying Whitehall Park and the overall Southern Pines greenway system together. It may be possible to connect under Cherokee road to the Lake. (1)
32. **Main House:** The architectural detailing and adjacent outdoor gathering spaces of the house suggest that it should be preserved and put on display to the public. The organization of the interior spaces lends itself to programming several different functions. Several exterior entrances provide separate entry points to help reinforce the idea of multiuse programming. Accessibility and building systems upgrades remain the biggest hurdle when considering options for reuse, but the craftsmanship and detailing beauty far outweigh the complications for renovation.
33. **Barn:** It was originally a Chicken House. While the barn will need some major upgrades for it to support the proposed functions, the layout and adjacent covered space make it appealing to house a variety of activities. The large open interior space can serve as a park and recreation storage facility with minimal cost impact. If desired, a heavier renovation could yield wonderful gathering/reception space that could facilitate a vast number of Town activities and functions. Bathrooms added can be accessible with doors on the inside and outside.
34. **Carriage House:** This structure lends itself to a support space function for the park visitors. The slab on grade foundation makes it easy to account for accessibility and the existing bathroom allows for a cost-effective enhancement and additional bathrooms or other building services. The architectural character and interior layout of the carriage house make it suitable for a multi-function program that could serve the park from a small event space standpoint as well as park amenities for adjacent park programming. Pedestrian doors must be added on the woodland side to meet code. A small arrival patio and view patio can be added.